

AFTER RECORDING, PLEASE RETURN TO:

Marie Cameron
67 Bola Drive
Gainesville, Texas 76240

STATE OF TEXAS §
 §
COUNTY OF COOKE §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
WHISPERING HILLS PROPERTY OWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made by the WHISPERING HILLS PROPERTY OWNERS ASSOCIATION, a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision is Whispering Hills Estates.

2. **Name and Mailing Address of the Association.** The name and mailing address of the Association is as follows:

Whispering Hills Property Owners Association
50 Rocky Top Drive, Gainesville, Texas 76240.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is as shown on Exhibit A attached hereto.

4. **Name and Contact Information for the Managing Agent of the Association.**
The Association's managing agent or the association's designated representative is as follows:

Board of Directors c/o Marie Cameron
50 Rocky Top Drive, Gainesville, Texas 76240
Phone number: (940) 668-8725
Email: whpoa.info2022@gmail.com

5. **Website.** The Association's website, Whispering Hills at Moss Lake, may be found at www.whpoa.info

6. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$250.00 as transfer/resale disclosure/estoppel fee; (ii) \$100.00 transfer fee following a trustee sale or foreclosure.

7. **Other Information.** The recording data for the Association's organization documents is as follows:

- A. Corporate Charter filed in the Office of the Secretary of State of Texas on April 4, 1973, File No. 32261401.
- B. Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Whispering Hills Property Owners Association filed for registration on June 13, 2017, Document No. 00074954, Official Records of Cooke County, Texas.
- C. Current ByLaws effective as of October 6, 2007 filed for registration on January 7, 2016, Document No. 00062574, Official Records of Cooke County, Texas.
- D. First Amendment to the ByLaws as of June 25, 2016, filed for registration on July 1, 2016, Document No. 00066693, Official Records of Cooke County, Texas.
- E. Schedule of Fees and Fines, revised November 13, 2021, filed for registration on December 6, 2021, Document No. 00010883, Official Records of Cooke County, Texas.
- F. Collection Policy, revised November 13, 2021, filed for registration on December 6, 2021, Document No. 0010882, Official Records of Cooke County, Texas.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This updated Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**WHISPERING HILLS PROPERTY
OWNERS ASSOCIATION,**
a Texas non-profit corporation

By: 
Gerald Strother, President

STATE OF TEXAS §
 §
COUNTY OF COOKE §

This instrument was acknowledged before me on this 15th day of February, 2022,
by Gerald Strother, President of Whispering Hills Property Owners Association, a Texas non-
profit corporation.

V. Marie Cameron
Notary Public, State of Texas

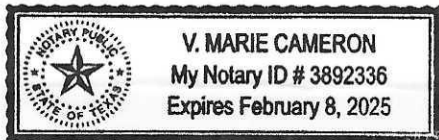


EXHIBIT A

Those tracts and parcels of real property located in the City of Gainesville, Cooke County, Texas and more particularly described as follows:

All property subject to the **Restrictions for Whispering Hills Estates, recorded in the Official Public Records of Cooke County, Texas, as follows:**

Section 1, Volume 500, Page 35, et seq.;
Section 2, Volume 508, Page 434, et seq.;
Section 3, Volume 517, Page 488, et seq.;
Section 4, Volume 518, Page 435, et seq.;
Section 5, Volume 513, Page 746, et seq.;
Section 6, Volume 517, Page 484, et seq.;
Section 7, Volume 518, Page 431, et seq.;
Section 8, Volume 526, Page 228, et seq.;
Section 9, Volume 528, Page 27, et seq.;
Section 10, Volume 541, Page 805, et seq.;
Section 11, Volume 548, Page 515, et seq.;
Section 12, Volume 558, Page 850, et seq.; and
Section 20, Volume 521, Page 507, et seq.

All property subject to the **Final Plat of Whispering Hills Estates, an addition to the City of Gainesville, Cooke County, Texas according to a map or plat thereof, recorded in the Plat/Map Records of Cooke County, Texas, as follows:**

Section 1, Volume 3, Page 42 – Cab B, Slide 170;
Section 2, Volume 4, Page 19 – Cab B, Slide 197;
Section 3, Volume 4, Page 29 – Cab B, Slide 207;
Section 4, Volume 4, Page 31 – Cab B, Slide 209;
Section 5, Volume 4, Page 24 – Cab B, Slide 202;
Section 6, Volume 4, Page 28 – Cab B, Slide 206;
Section 7, Volume 4, Page 30 – Cab B, Slide 208;
Section 8, Volume 4, Page 41 – Cab B, Slide 219;
Section 9, Volume 4, Page 43 – Cab B, Slide 221;
Section 10, Volume 4, Page 49 – Cab B, Slide 228;
Section 11, Volume 5, Page 8 – Cab A, Slide 303T;
Section 12, Volume 5, Page 20 – Cab A, Slide 11; and
Section 20, Volume 4, Page 35 – Cab B, Slide 213

Filed for Record in:
Cooke County
On: Feb 15, 2022 at 02:02P

As a
Recording

Document Number: 00001372

Amount 38.00

Receipt Number - 143813

By,
Melissa Gann

STATE OF TEXAS COUNTY OF COOKE

I hereby certify that this
instrument was filed on the date
and time stamped hereon by me and
was duly recorded in the volume
and page of the named records of:

Cooke County
as stamped hereon by me.

Feb 15, 2022

PAM HARRISON, Cooke County Clerk
Cooke County Clerk